

RESOLUTION NO. 2019 - 027

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA, APPROVING WAIVER OF PLAT APPLICATION NO. WP-23-18 TO SUBDIVIDE APPROXIMATELY 4.41 NET ACRES OF PROPERTY INTO TWO LOTS OF 2.15 AND 2.26 NET ACRES; GENERALLY LOCATED ON OLD SHERIDAN STREET, APPROXIMATELY 600 FEET EAST OF HOLATEE TRAIL; LEGALLY DESCRIBED AS THE SOUTH HALF OF TRACT 51, LESS THE SOUTH 60 FEET FOR ROAD PURPOSES, OF THE EVERGLADES SUGAR AND LAND COMPANY SUBDIVISION, LOCATED IN SECTION 2, TOWNSHIP 51 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 39 OF THE DADE COUNTY, FLORIDA PUBLIC RECORDS, SAID LANDS NOW LYING, BEING AND SITUATE IN BROWARD COUNTY, FLORIDA; AUTHORIZING THE MAYOR, TOWN ADMINISTRATOR, AND TOWN ATTORNEY TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY TO PROPERLY TO EFFECTUATE THE INTENT OF THIS RESOLUTION; PROVIDING FOR RECORDATION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 115-070 of the Town of Southwest Ranches Unified Land Development Code ("ULDC") requires Town Council approval of a Plat or Waiver of Plat application prior to the subdivision of a parcel of land into two lots; and

WHEREAS, at a duly noticed public hearing held on February 13, 2019, the Town Council reviewed Waiver of Plat Application No. WP-23-18 by Arturo Godinez ("Petitioner") to subdivide 4.41 net acres of property located at 13401 Old Sheridan Street, Southwest Ranches ("Property") into two lots of 2.15 acres ("East Lot") and 2.26 acres ("West Lot") in area; and

WHEREAS, the Property is designated Rural Ranch on the Future Land Use Map and Rural Ranches on the Zoning Map, thereby requiring that each lot comprise at least 2.0 net acres or 2.5 gross acres in area, and 125 feet in width, with access to a public or private street; and

WHEREAS, the subdivision complies with the minimum lot size and dimensional requirements of the effective land use plan and zoning designations, has legal and sufficient access, and does not create or exacerbate any nonconformities with the development standards of the ULDC.

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA:

NOW, THEREFORE, BE IT RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF SOUTHWEST RANCHES, FLORIDA:

Section 1. ADOPTION OF RECITALS. The foregoing recitals are true and correct, and are incorporated herein by reference.

Section 2. APPROVAL OF APPLICATION. That, at a duly noticed public hearing held on February 13, 2019, following the review of the staff report and all written and oral evidence received during the public hearing, the Town Council hereby approves Waiver of Plat Application No. WP-23-18, for the subdivision of the Property, as described and depicted in Exhibit "A," attached hereto and made a part hereof.

Section 3. The Mayor, Town Administrator and Town Attorney are each authorized to execute any and all documents necessary to effectuate the intent of this Resolution.

Section 4. The Town Attorney shall cause this Resolution to be recorded in the Public Records of Broward County.

Section 5. EFFECTIVE DATE. This Resolution shall become effective upon its recordation pursuant to Section 4 herein.

PASSED AND ADOPTED by the Town Council of the Town of Southwest Ranches, this 14th day of March, 2019, on a motion by V. Jablonski, seconded by C. Schroeder.

McKay Ayes
Jablonski Ayes
Fisikelli Ayes
Hartman Ayes
Schroeder Ayes

Ayes 5
Nays 0
Absent 0
Abstaining 0

ATTEST: Russell Muñiz
Russell Muñiz, Assistant Town Administrator/Town Clerk

Doug McKay
Doug McKay, Mayor

Approved as to legal Form and Correctness

Keith M. Poliakoff
Keith M. Poliakoff, Esq., Town Attorney
34403071.1

Resolution No. 2019-027

EXHIBIT "A"

LEGAL DESCRIPTIONS AND SKETCH

Parent Parcel

THE SOUTH ½ OF TRACT 51, LESS THE SOUTH 60 FEET FOR ROAD PURPOSES, OF EVERGLADES SUGAR AND LAND COMPANY SUBDIVISION, LOCATED IN SECTION 2, TOWNSHIP 51 SOUTH, RANGE 40 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 39 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, SAID LANDS NOW LYING AND BEING IN THE CITY OF SOUTHWEST RANCHES, BROWARD COUNTY, FLORIDA AND CONTAINING 191,884.6 SQUARE FEET (4.405 ACRES) MORE OR LESS.

East Parcel Legal Description

COMMENCING AT THE SOUTHWEST CORNER OF TRACT 51, OF "EVERGLADES SUGAR & LAND COMPANY SUBDIVISION" PLAT BOOK 2, PAGE 39, PUBLIC RECORDS OF MIAMI-DADE COUNTY, THENCE N. 01°49'58" W. ALONG THE WEST LINE OF SAID TRACT 51, A DISTANCE OF 640.82 FEET; THENCE N. 89°41'34" E. A DISTANCE OF 165.23' FEET TO THE POINT OF THE BEGINNING; THENCE CONTINUING N. 89°41'34" E. A DISTANCE OF 165.23 FEET; THENCE S. 01°50'24" E. ALONG THE EAST LINE OF SAID TRACT 51, A DISTANCE OF 580.77 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF "OLD SHERIDAN STREET"; THENCE S. 89°41'15" W. ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 165.27 FEET; THENCE N. 01°50'11" W. A DISTANCE OF 457.59 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 45.92 FEET, A CENTRAL ANGLE OF 157°22'23" AND A RADIAL BEARING WHICH BEARS S. 11°13'37" E.; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 126.13 FEET; THENCE N. 01°50'11" W. A DISTANCE OF 33.14 FEET TO THE POINT OF BEGINNING. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA. CONTAINING 93,451 SQUARE FEET, AND/OR 2.15 ACRES, MORE OR LESS.

West Legal Description

COMMENCING AT THE SOUTHWEST CORNER OF TRACT 51, OF "EVERGLADES SUGAR & LAND COMPANY SUBDIVISION" PLAT BOOK 2, PAGE 39, PUBLIC RECORDS OF MIAMI-DADE COUNTY, THENCE N. 01°49'58" W. ALONG THE WEST LINE OF SAID TRACT 51, A DISTANCE OF 60.02 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF "OLD SHERIDAN STREET", SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUE N. 01°49'58" W. ALONG SAID WEST LINE, A DISTANCE OF 580.80 FEET; THENCE N. 89°41'34" E. A DISTANCE OF 165.23 FEET; THENCE S. 01°50'11" E. A DISTANCE OF 33.14 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE TO THE WEST, HAVING A RADIUS OF 45.92 FEET, A CENTRAL ANGLE OF 157°22'23" AND A RADIAL BEARING WHICH BEARS N. 08°09'11" E.; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 126.13 FEET; THENCE S. 01°50'11" E. A DISTANCE OF 457.59 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF "OLD SHERIDAN STREET"; THENCE S. 89°41'15" W. ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 165.27 FEET TO THE POINT OF BEGINNING. SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA. CONTAINING 98,434 SQUARE FEET, AND/OR 2.26 ACRES, MORE OR LESS.

LOCATION MAP & AERIAL
WP-23-18
13401 Old Sheridan Street

